COMM SE COR OF SEC 32, N
ALONG BNDRY LINE OF SUWANNEE
RIVER DOWNS S/D 197.15 FT FOR

DOUGLAS STEPHEN M/DOUGLAS JESSICA L
1010 SW SUWANNEE DOWNS DR
LAKE CITY, FL 32024

2027

33-3S-16-02433-102

BUILDING CHARACTERISTICS

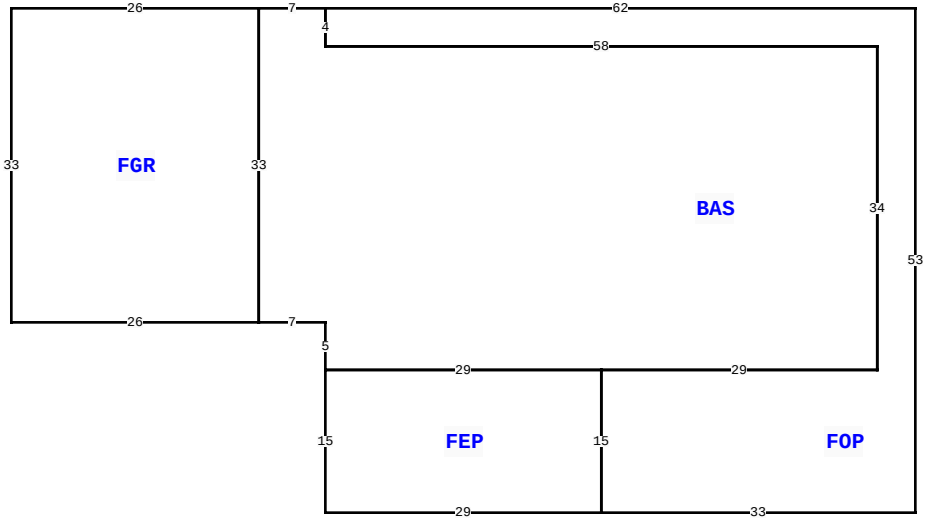
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	5000	IMPROVED AG
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	33316.010	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,203	100		2,203	172,679
FEP	435	80		348	27,277
FGR	858	55		472	36,997
FOP	879	30		264	20,693
TOTALS	4,375			3,287	257,646

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,287	109.6300	120.59	396,379	1991	1991	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 2015 Heated Area: 2203 HX Base Yr 2015



1010 SW SUWANNEE DOWNS DR, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/09/2025 MLU
INC DATE		AG DATE	

EXTRA FEATURES

LN	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
1	0166	CONC,PAVMT	0	100	33	45	1,485.00	UT	1.40	1.40	100	0	0	3	100	2,079	
2	0180	FPLC 1STRY	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	1993	1993	3	100	2,000	
3	0070	CARPORT UF	0	100	16	48	768.00	UT	1.50	1.50	100	2014	2014	3	100	1,152	
4	0040	BARN,POLE	0	100	54	36	1,944.00	UT	2.50	2.50	100	2014	2014	3	100	4,860	
5	0020	BARN,FR	0	100	64	48	3,072.00	UT	10.00	10.00	50	2014	2014	3	50	15,360	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		257,646
TOTAL MARKET OB/XF VALUE		25,451
TOTAL LAND VALUE - MARKET		112,240
TOTAL MARKET VALUE		311,712
SOH/AGL Deduction		95,514
ASSESSED VALUE		216,198
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		164,787
TOTAL JUST VALUE		395,337
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		400,038

SALE:6:1: $.55 STAMPS

SALE:3:1: LOT 2, SUWANNEE DOWNS

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000050852	Roof Replacement	9,000	09/18/2024

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1287/0342	12/31/2014	WD	Q	I	01	260,000
GRANTOR: DONALD L & JOHNNA L J						
GRANTEE: STEPHEN M & JESSICA						
0940/1237	11/19/2001	WD	Q	V	03	100
GRANTOR: WILLIAM MATTERS						
GRANTEE: JOHNNA L JACKSON						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W7 FGR= W26 S33 E26 N33$ S33 E7 S5 FEP= S15 E29 N15 W29$ E29 FOP= S15 E33 N53 W62 S4 E58 S34 W29$ E29 N34 W58 N4$.

LAND DESCRIPTION

TOTAL OB/XF 25,451

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	0100	C	SFR	100		A-1	0.00	0.00	2.88	AC		1.00	1.00	1.00	8,000.00	8,000.00	23,040							
2	6677	A	PECANS	0		A-1	0.00	0.00	5.15	AC		1.00	1.00	1.00	500.00	500.00	2,575							
3	6677	A	PECANS	0		A-1	0.00	0.00	6.00	AC		1.00	1.00	1.00	500.00	500.00	3,000							
4	9910	M	MKT.VAL.AG	0		A-1	0.00	0.00	11.15	AC		1.00	1.00	1.00	8,000.00	8,000.00	89,200							

REVIEW DATE 06/27/2023 BY KS Total Acres: 14.03 Total Land Value: 28,615 Market: 89,200 Agricultural: 5,575 Common: 23,040 PRINTED 11/16/2026 BY SYS